

CONSERVATION EASEMENT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made on this 30th day of April 2003, by Westminster Services, whose mailing address is 80 West Lucerne Circle, Orlando, Florida 32801-3779, hereinafter referred to as the "Grantor," to LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is Board of County Commissioners, 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 7-4.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

It is understood that the grantor retains the right to maintain the conservation easement for the passive use and quiet enjoyment of the Westminster Oaks PUD residents. The passive use, maintenance, and quiet enjoyment of the said property will be consistent with previous developments; in that; the use of picnic tables, mulched pedestrian trails, landscaping with native plants, removal of invasive or diseased vegetation, selective pruning consistent with common arborist practices, shall be allowed. Walkways through the conservation areas shall be stabilized with pine straw, mulch, or any other suitable porous material and comply with other restrictions as set forth in this agreement.

It is understood that the granting of this easement entitles to Grantee to enter the above described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered. Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall enure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

GRANTOR

WESTMINSTER SERVICES

William H. Worrell
(Signature of Officer or Agent)

William H. Worrell VP Constr.
(Print Name and Title of Officer or Agent)

WITNESSES:

Kathleen Lloyd
(Sign)

Kathleen L1040
(Print Name)

Wesley R. Kihlman
(Sign)

WESLEY R. KIHLMAN
(Print Name)

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 30th day of April, 2003, by William H. Worrell
(name of officer or agent, title of officer or agent)

of Westminster Services Inc. Florida corporation,
(name of corporation acknowledging) (state or place of incorporation)

on behalf of the corporation. He she is personally known to me or has produced _____ as
identification. (type of identification)

Claire E. Griffis
(Signature of Notary)

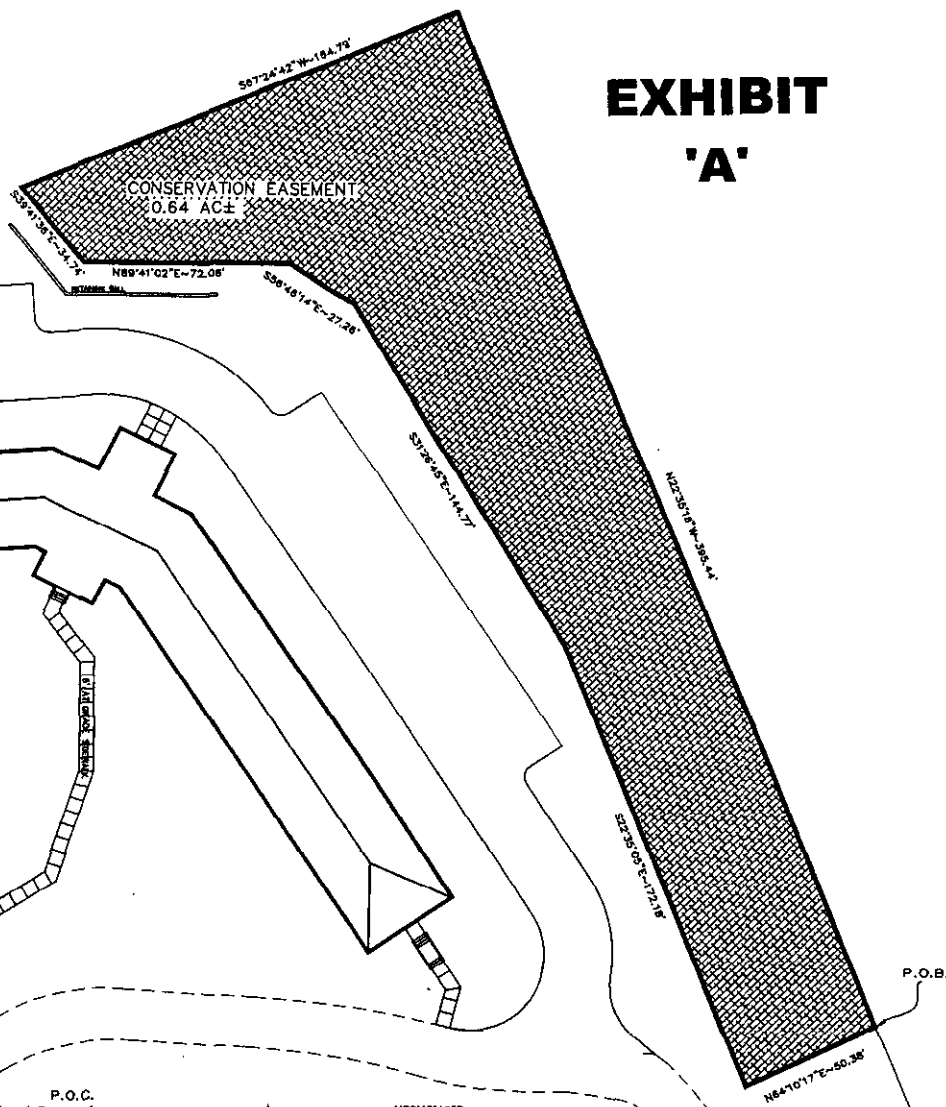
Claire E. Griffis
(Print, Type or Stamp Name of Notary)

Notary
(Title or Rank)

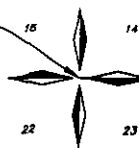
(Serial Number, If Any)

CLAIRE E. GRIFFIS
Notary Public, State of Florida
My comm. exp. Aug. 1, 2005
Comm. No. DD 041759

EXHIBIT 'A'



P.O.C.
Southwest Corner of
Section 14,
T-1-N, R-1-E,
Leon County, Florida



Legal Description:
Commence at the Southwest corner of Section 14, Township 1 North, Range 1 East, Leon County, Florida, and thence run North 88 degrees 49 minutes 49 seconds East 32.95 feet, to the Eastern Boundary of Dempsey Mayo Road, thence run South 00 degrees 48 minutes 41 seconds East 1384.01 feet, thence run North 67 degrees 27 minutes 44 seconds East 870.63 feet, thence run North 22 degrees 35 minutes 18 seconds West 328.46 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence continue North 22 degrees 35 minutes 18 seconds West 395.44 feet, thence run South 67 degrees 24 minutes 42 seconds West 164.79 feet, thence run South 39 degrees 41 minutes 35 seconds East 34.74 feet, thence run North 88 degrees 49 minutes 02 seconds East 2.06 feet, thence run South 58 degrees 46 minutes 14 seconds East 27.26 feet, thence run South 31 degrees 26 minutes 45 seconds East 144.77 feet, thence run South 22 degrees 35 minutes 05 seconds East 172.18 feet, thence run North 64 degrees 10 minutes 17 seconds East 50.38 feet to the POINT OF BEGINNING, containing 0.64 acres±.

Notes:

- 1 This is not a Boundary Survey.
- 2 Bearings are based on the East Boundary of Dempsey Mayo Road as shown, and as determined from previous survey for the EMERALD CHASE SUBDIVISION by ADP in 1992.
- 3 The tie from the POC to the POB is not to scale.

I HEREBY CERTIFY THAT THIS SKETCH WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SKETCH MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (F.A.C. 61G17-8).

Alan D. Platt

ALAN D. PLATT, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSED No. 4984

01/27/03

DATE SIGNED

1/13/2003

DATE OF SKETCH

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SHEET 1 OF 1

DRAWING:
020a.dwg
PROJECT:
3482

SKETCH OF LEGAL DESCRIPTION:
CONSERVATION EASEMENT
AT
Westminster Oaks
SECTION 23, T-1-N, R-1-E,
LEON COUNTY, FLORIDA

A.D. Platt

A ASSOCIATES, INC. LAND SURVEYORS
489 JOHN KNOX ROAD, TALLAHASSEE, FL 32303
PHONE: (850) 385-1036 FAX: (850) 385-1108
LICENSED BUSINESS No. 8590

CERTIFIED TO:

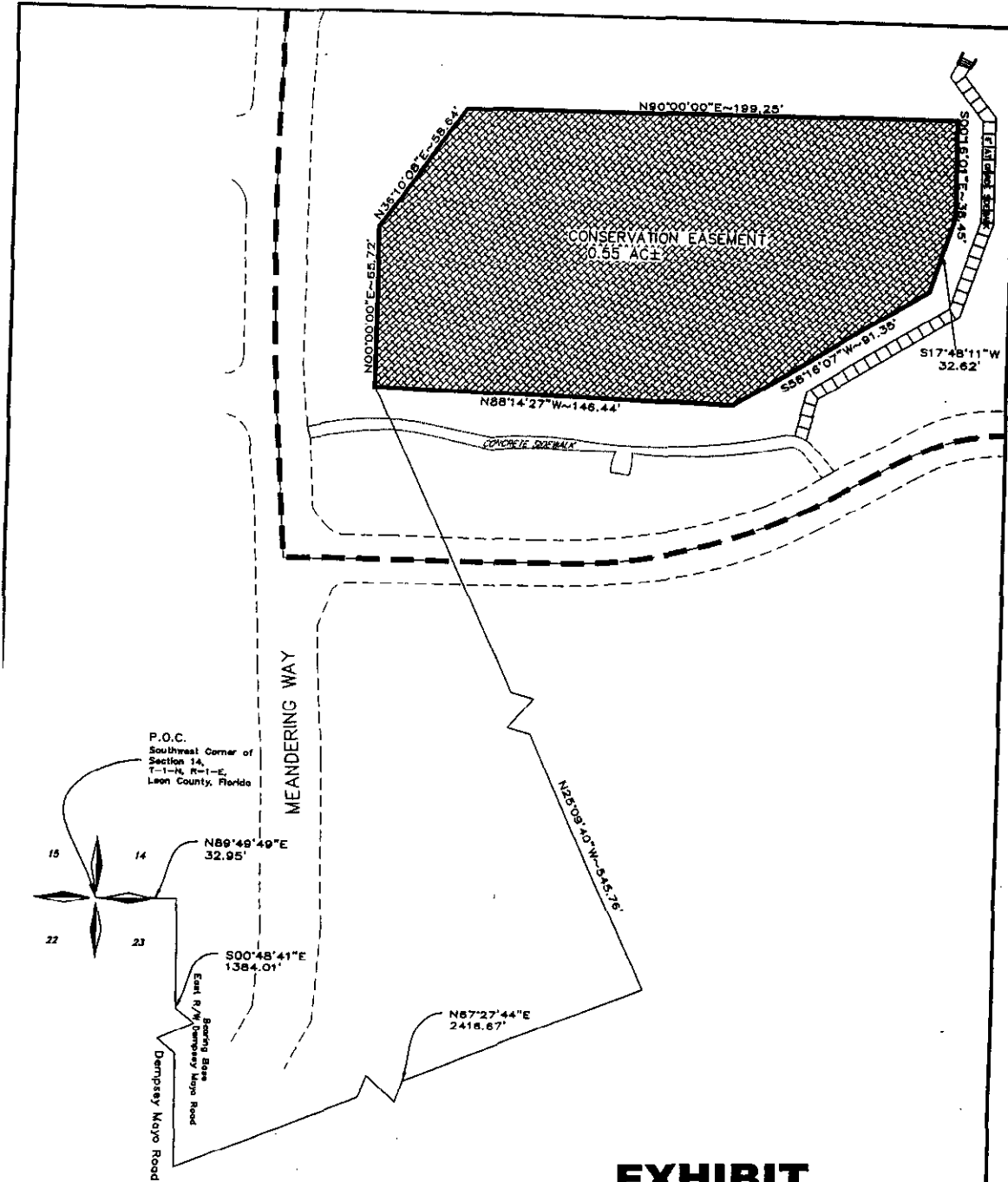


EXHIBIT
'A'

Legal Description:
 Commence at the Southwest corner of Section 14, Township 1
 North, Range 1 East, Leon County, Florida, and thence run
 with 89 degrees 49 minutes 49 seconds East 32.95 feet, to e
 Easterly Boundary of Dempsey Mayo Road, thence run
 with 00 degrees 48 minutes 41 seconds East 1384.01 feet,
 then with 27 degrees 27 minutes 44 seconds East
 15.67 feet, thence run North 25 degrees 09 minutes 40
 seconds West 545.76 feet, to the POINT OF BEGINNING. From
 said POINT OF BEGINNING thence run North 65.72 feet, thence
 North 36 degrees 10 minutes 08 seconds East 58.64
 ft, thence run East 199.25 feet, thence run South 00
 degrees 15 minutes 01 seconds East 38.45 feet, thence run
 with 17 degrees 48 minutes 11 seconds West 32.62 feet,
 then run South 00 degrees 18 minutes 07 seconds West
 35 feet, thence run North 88 degrees 58 minutes 27
 seconds West 146.44 feet to the POINT OF BEGINNING,
 containing 0.55 acre±.

Don;

This is not a Boundary Survey. Bearings are based on the East Boundary of Dempsey Mayo Road as shown, and as determined from previous survey for the EMERALD CHASE SUBDIVISION by ADP in 1992. The tie from the POC to the POB is not to scale.

I HEREBY CERTIFY THAT THIS SKETCH WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SKETCH MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (F.A.C. 6107(7)-6).

ALAN D. PLATT, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSED No. 4864

01/27/03
DATE SIGNED
1/13/2003
DATE OF SKETCH

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SHEET 1 OF 1

AWING: 12cc.dwg
 OBJECT: 3482
 SKETCH OF LEGAL DESCRIPTION:
 CONSERVATION EASEMENT
 AT
 WESTMINSTER OAKS
 SECTION 23, T-1-N, R-1-E,
 LEON COUNTY, FLORIDA

A. D. Platt
 * ASSOCIATES, INC. LAND SURVEYORS
 489 JOHNN KNOX ROAD, TALLAHASSEE, FL 32303
 PHONE: (850) 385-1036 FAX: (850) 385-1108
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